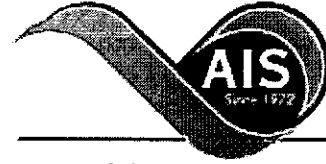




* 0 0 B R E A K 0 0 *



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Petition # 1984 - 091

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- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

OFFICIAL REZONING APPLICATION

CITY OF CHARLOTTE

Petition No. 84-91

Date Filed 11/1/84

Received By [Signature]

OFFICE USE ONLY

Ownership Information

Property Owner OHM Investments, Inc.

Owner's Address Post Office Box 26623

Charlotte, North Carolina 28213

Date Property Acquired October 10, 1984

Deed Reference Book 4913, Page 788 Tax Parcel Number 145-135-23

Location Of Property (address or description) At the intersection of
Waffle House Drive, a dedicated but unopened street, and Blairhill
Road, a dedicated but unopened street. The property is also bounded
by the unopened portion of Bowman Road and Interstate Highway 77.

Description Of Property

Size (Sq. Ft.-Acres) 2.69 acres Street Frontage (ft.) 150 feet on Blairhill Road (unopened)

Current Land Use property is presently unimproved land

Zoning Request

Existing Zoning B-D Requested Zoning B-1

Purpose of zoning change The owner intends to use this property in conjunction
with adjacent property owned by the Petitioner for
construction of a motel and other related facilities.

Hugo A. Pearce, III
Name of Agent
2300 First Union Plaza
Agent's Address Charlotte, NC 28282
(704) 372-4884
Telephone Number

OHM Investments, Inc.
Name of Petitioner(s)
Post Office Box 26623
Address of Petitioner(s) Charlotte, NC
(704) 597-0470
Telephone Number
[Signature]
Signature Ravindra C. Patel
Vice President
Signature of Property Owner if Other
Than Petitioner

CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. two signed official applications;
 2. two survey maps delineating the property in question;
 3. a list of all adjacent property owners, with their current mailing addresses coded to the survey map or tax map (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 4. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission); and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
-

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

1. two signed application forms;
 2. a filing fee of one hundred dollars (\$100.00) to help defray administrative expenses (checks payable to the Charlotte-Mecklenburg Planning Commission);
 3. ten (10) copies of a schematic site plan, drawn to scale and at a minimum size of 24" x 36," which includes the following items (ten copies are needed for interdepartmental review):
 - (a) a boundary survey showing the total acreage, present zoning classification(s), date, and north arrow;
 - (b) adjoining property lines and names, addresses, and tax parcel numbers of current adjoining property owners (this information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 - (c) all existing easements, reservations, and rights-of-way, and all yards required for the zoning district requested (show setback, side and rear yard requirements for proposed zoning district);
 - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline of the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structures will be located;
 - (e) traffic, parking, and circulation plan, showing proposed locations and arrangement of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided);
 - (f) proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features, or a statement specifying that buffering and/or screening will conform to City/County Zoning Ordinance requirements;
 - (g) the proposed number of signs and their locations, or a statement specifying that all signs will conform to City/County Zoning Ordinance requirements;
 - (h) generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (i) proposed phasing, if any, and approximate completion time of the project;
 - (j) delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (k) topography at four foot contour intervals or less (existing and proposed);
 - (l) schematic site plan must be titled with project name and proposed use;
 - (m) size of schematic site plan not to exceed 42" in width;
 4. a list of all adjacent property owners with current addresses coded to the schematic site plan; and
 5. a written boundary description showing distances and bearings of property lines (a metes and bounds description).
-

BOUNDARY DESCRIPTION
OFFICIAL REZONING APPLICATION
OHM INVESTMENTS, INC.
(2.69 ACRES)

BEGINNING at a point in the southerly margin of Bowman Road, said point being the northwesterly corner of Lot 21 as shown on a map of York Road Park, Section 2, recorded in Map Book 6, Page 63 of the Mecklenburg County Registry, and running thence from said point of beginning with the southerly margin of Bowman Road N. 32-54 W. 33.93 feet to a point; thence with the arc of a curve to the right having a radius of 75 feet, an arc distance of 82.16 feet to a point; thence N. 29-52 E. 83.84 feet; thence with the arc of a curve to the left, having a radius of 25 feet, an arc distance of 31.72 feet; thence N. 42-50 W. 143.64 feet to a point located at the westerly terminus of Bowman Road; thence N. 45-48 E. 110.15 feet to a point located in the center line of an unpaved 30 foot road known as Blairhill Road; thence with the center line of said Blairhill Road N. 72-45 W. 146.32 feet to a point; thence N. 69-50 W. 5 feet, more or less, to the southeasterly right-of-way line of Project #8.1654703 of North Carolina State Highway Commission, said Project being more fully described in that certain Civil Action known as Summons Docket No. 64-638 in the office of the Clerk of Superior Court of Mecklenburg County, North Carolina, and running thence with said right-of-way line 480 feet, more or less, to the point of intersection of said right-of-way line with the northerly margin of Lot 11 in Block 4 as shown on a map of a portion of York Road Park, Section 2, recorded in Map Book 1580, at page 411, of the Mecklenburg County Registry; thence with the northerly margin of said Lot 11 N. 86-57-50 E. 60 feet, more or less, to a point located at the common corners of Lots 11 and 10 as shown on said map of York Road Park, Section 2; thence with the rear or northeasterly margin of Lot 10 as shown on said map, S. 51-46-10 E. 182.96 feet to a point; thence with the northerly margin of Lot 20 in Block 4 as shown on a map of York Road Park, Section 2, recorded in Map Book 6, page 63 of the Mecklenburg County Registry; N. 48-39 E. 189.28 feet to the point or place of **BEGINNING**; containing 2.69 acres, more or less, and being a portion of the property described as the Fourth Tract in that certain deed dated January 10, 1962, from Realty Investment and Building Company to the party of the first part herein, recorded in Book 2335, page 498, Mecklenburg Registry.

BEING the identical property conveyed to Ravindra C. Patel by Deed recorded in Book 4880, Page 610 of the Mecklenburg County Register of Deeds' Office.